**This instrument prepared by:**
John R. and Kathie D. Fox
7852 Ridgewood Road
Goodlettsville, TN 37072

Davidson County DEEDQC
Recvd: 07/25/05 08:19 4 pgs
Fees:22.00 Taxes:0.00

20050725-0085853

# QUITCLAIM DEED

**TITLE OF DOCUMENT**

| **ADDRESS NEW OWNER AS FOLLOWS:** | **MAIL TAX STATEMENT TO:** | **MAP PARCEL NUMBERS:** |
|---|---|---|
| John R. and Kathie D. Fox | Good Sun, LLC | Map: 009-00-0, Parcel: 189.00 |
| 7852 Ridgewood Road | 7852 Ridgewood Road | Map: 0009-00-0, Parcel: 229.00 |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | Map: 009-00-0, Parcel: 206.00 |

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **John R. Fox and wife, Kathie D. Fox** by these presents do hereby quitclaim and convey unto the said **Good Sun, L.L.C., an Arizona Limited Liability Company,** Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a Limited Liability Company.

Being the same property conveyed to John R. Fox and wife, Kathie D. Fox by Warranty Deed from of record in Instrument No. 20040920-0112545, said Register's Office.

This is improved property known as 7852 Ridgewood Road, Goodlettsville, Tennessee 37072

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 31st day of January, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John R. Fox

Kathie D. Fox

**ACKNOWLEDGMENT**

**STATE OF** TN )
**COUNTY OF** Robertson )

ss

Personally appeared before me, TERI D. BAIRD, a Notary Public in and for said County and State, **John R. Fox** and **Kathie D. Fox** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 2021 Memorial BLVD. this 31st day of January, A.D., 2005.

**NOTARY STAMP/SEAL**

TERI D. BAIRD
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

NOTARY PUBLIC

Notary Commission Expires: Sept 3, 2007

**AFFIDAVIT OF VALUE**

**STATE OF** TN )
**COUNTY OF** Robertson )

The actual consideration or value whichever is greater, for this transfer is $0.00
Subscribed and sworn to before me this the 31st day of Jan., 2005

(Affix Seal)

Affiant

Notary Public

My Commission Expires: Sept 3, 2007

TERI D. BAIRD
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

**EXHIBIT "A"**
**LEGAL DESCRIPTION PAGE 1 OF 2**

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, SATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**TRACT NO. TWO:**

LAND IN THE SECOND CIVIL DISTRICT, FIRST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY TOMMY E. WALKER, RLS #1465, DATED JUNE 2, 1999, P.O. BOX 495, RIDGETOP, TENNESSEE 37152, AS FOLLOWS:

BEGINNING, AT AN IRON PIN IN THE NORTHEASTERLY MARGIN OF RIDGEWOOD ROAD, THE MOST WESTERLY CORNER OF PROPERTY CONVEYED TO JEAN W. VAUGH, WITH SAID MARGIN OF THE ROAD N 38 DEGREES 48' 25" W, 74.33 FEET TO AN IRON PIN; THENCE, LEAVING RIDGEWOOD ROAD ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF A 88 DEGREES 16' 31", A RADIUS OF 25.00 FEET, A TANGENT OF 24.86 FEET, A LENGTH OF 38.52 FEET, A CHORD BEARING N 83 DEGREES 01' 26" E, 34.82 FEET TO AN IRON PIN; THENCE, N 38 DEGREES 53' 00" E, 33.87 FEET TO A POINT, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 23' 00", A RADIUS OF 2,314.74 FEET, A TANGENT OF 108.82 FEET, A LENGTH OF 217.48 FEET, AND A CHORD BEARING OF N 36 DEGREES 11' 30" E, 2,167.40 FEET TO AN IRON PIN; THENCE, CONTINUING WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 05' 07", A RADIUS OF 1,346.73 FEET, A TANGENT OF 107.16 FEET, A LENGTH OF 213.89 FEET, AND A CHORD BEARING OF S 28 DEGREES 56' 57" W, 213.65 FEET TO A POINT; THENCE, N 24 DEGREES 00' E, 132.00 FEET TO AN IRON PIN, A CORNER TO THE PROPERTY CONVEYED TO JAMES D. BARRY AND WIFE, DOROTHY E. BARRY BY DEED OF RECORD IN BOOK 11207, PAGE 811, R.O.D.C. THENCE, N 12 DEGREES 13' 36" W, 1,070.49 FEET TO A POINT WITH THE FOLLOWING CALLS: N 32 DEGREES 56' 00" E, 187.50 FEET TO A POINT; N 52 DEGREES 16' 00" E, 161.00 FEET TO A POINT; E 59 DEGREES 0' 00" E, 63.00 FEET TO AN IRON PIN; S 77 DEGREES 10' 00" E, 95.00 FEET TO AN IRON PIN; S 52 DEGREES 00' 00" E 85.00 FEET TO AN IRON PIN; S 22 DEGREES 30' 00" E, 315.00 FEET TO AN IRON PIN; E 40 DEGREES 30' 00" E 197.00 FEET TO AN IRON PIN; S 21 DEGREES 00' 00" E, 150.00 FEET TO AN IRON POINT; S 37 DEGREES 45' 00" E, 258.00 FEET TO AN IRON PIN; S 59 DEGREES 38' 01" W, 675.98 FEET TO A POINT; THENCE S 24 DEGREES 24' 00" E, 80 FEET TO AN IRON PIN, MARKING A CORNER TO THE PROPERTY CONVEYED TO BELINDA S. BROWN AND HUSBAND, BYRON BROWN, BY DEED OF RECORD IN BOOK 9746, PAGE 441, R.O.D.C., THENCE WITH THE LINE OF SAID BROWN PROPERTY, S 24 DEGREES 24' 00" W, 204.00 FEET TO AN IRON PIN WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 33' 03", A RADIUS OF 1,396.33 FEET, A TANGENT OF 55.48 FEET, A LENGTH OF 110.91 FEET, AND A CHORD BEARING N 26 DEGREES 40' 25" E, 110.88 FEET TO AN IRON PIN MARKING THE COMMON CORNER OF BROWN AND VAUGHN; THENCE, WITH THE LINE OF SAID VAUGHN PROPERTY CONTINUING ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 33' 03", A RADIUS OF 1,396.33 FEET, A TANGENT OF 55.48 FEET, A LENGTH OF 110.31 FEET AND A CHORD OF S 31 DEGREES 13' 28" W, 110.88 FEET; THENCE, CONTINUING WITH SAID VAUGHN PROPERTY WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 23' 00" A RADIUS OF 2,364.74 FEET, A TANGENT OF 111.17 FEET, A LENGTH OF 22.18 FEET, AND A CHORD BEARING OF S 36 DEGREES 11' 30" W, 222.10 FEET TO AN IRON PIN; THENCE, CONTINUING WITH SAID VAUGHN PROPERTY S 38 DEGREES 83' 00" W, 55.37 FEET TO AN IRON PIN MARKING THE POINT OF BEGINNING, CONTAINING 15.066 ACRES, MORE OR LESS.

SUBJECT TO A 50 FOOT EASEMENT FOR INGRESS, EGRESS, AND REGRESS AS CONTAINED IN DEED OF RECORD IN BOOK 9578, PAGE 652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**EXHIBIT "A" CONTIUED**
**LEGAL DESCRIPTION PAGE 2 OF 2**

**TRACT NO. THREE:**

LAND IN THE SECOND CIVIL DISTRICT, FIRST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY TOMMY E. WALKER, RLS #1465, DATED JUNE 2, 1999, P.O. BOX 495; RIDGETOP, TENNESSEE 37152, AS FOLLOWS:

BEGINNING AT AN IRON PIN MARKING A CORNER OF THE PROPERTY CONVEYED TO BELINDA S. BROWN, BY DEED OF RECORD IN BOOK 5746, PAGE 461, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE N 24 DEGREES 24' 00" E, 80 FEET TO AN IRON PIN WITH THE FOLLOWING CALLS: S 59 DEGREES 38' 01" E, 675.98 FEET TO A POINT; S 77 DEGREES 10' 00" E, 227.00 FEET TO AN IRON PIN IN THE CENTER OF A CREEK; S 73 DEGREES 55' 28" E, 165.69 FEET TO AN IRON PIN IN THE CENTER OF A CREEK; THENCE S 24 DEGREES 00' 00" W, 159.00 FEET FROM THE CENTER OF THE CREEK TO AN IRON PIN WITH THE FOLLOWING CALLS: S 33 DEG. 07' 43" W, 289.45 FEET TO A POINT; S 42 DEGREES 00' 36" W 257.15 FEET TO A POINT; THENCE, 67DEGREES 47' 05" W 660.54 FEET TO AN IRON POINT MARKING THE POINT OF BEGINNING AND CONTAINING 8.312 ACRES, MORE OR LESS.

FURTHER CONVEYED HEREWITH IS THE 50 FOOT EASEMENT FOR INGRESS, EGRESS, AND REGRESS AS CONTAINED IN BOOK 9578, PAGE 652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE AND A PORTION THAT PROPERTY CONVEYED TO DOROTHY E. BARRY IN DB 11207, PG 811 RODCT (MAP 9, PCL 206) DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID PIN BEING LOCATED N 41 47' 43" E, 276.38 FEET FROM THE MOST WESTERLY CORNER OF BARRY AND CARTER'S ORIGINAL TRACT (DB 7373, PG 202 RODCT) IN THE NORTHEASTERLY MARGIN OF RIDGEWOOD ROAD; THENCE N 34 48' 00" W, 506.22 FEET TO A BEECH TREE IN A HOLLOW; THENCE N 22 16' 00" E, 173.5 FEET TO A BEECH TREE; THENCE N 16 56' 00" E, 80.00 FEET TO A POINT; THENCE N 16 56' 00" E, 131.00 FEET TO A 18" WHITE OAK TREE; THENCE N 01 54' 00" W, 239.00 FEET TO A 20" SUGAR TREE; THENCE WITH A NEW LINE S 28 16' 22" E, 743.9 FEET TO A POINT; THENCE S 24 24' 00" W, 192.00 FEET; THENCE WITH A CURVE TO THE RIGHT (I = 9 06' 07", R = 1346.33 FEET, LC = 213.65 FEET, CB = S 28 56' 57" W) FOR AN ARC DISTANCE OF 213.88 FEET TO THE POINT OF BEGINNING CONTAINING 5.031 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIBED TRACT OF LAND BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF A PRIVATE DRIVE, SAID PIN BEING THE MOST SOUTHERLY CORNER OF THE ABOVE DESCRIBED TRACT; THENCE, NOW LEAVING SAID MARGIN WITH THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED TRACT, N 34 27' 15" W, 488.14 FEET TO A POINT IN A HOLLOW; THENCE N 24 43' 44" E, 173.53 FEET TO A POINT; THENCE S 41 32' 17" E (PASSING AN IRON WITNESS PIN AT 35.00 FEET), 473.39 FEET TO AN IRON PIN IN SAID MARGIN; THENCE WITH THE SAME S 24 24' 00" W, 20.00 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT (I = 9 06' 07", R = 1346.33 FEET, LC = 213.65 FEET, CB = S 28 56' 57" W) FOR A CURVE DISTANCE OF 213.87 FEET TO THE POINT OF BEGINNING CONTAINING 2.050 ACRES.